

**Westchester Village Project**  
8740 La Tijera Boulevard  
Westchester, CA 90045

General Plan: C2

Zoning: R4

150 units of multifamily homes allowable per zoning  
136 institutional quality multifamily home units requested

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Prepared by:

**BRIAN ZUKOR**  
Institutional Development Advisors  
Executive Managing Director  
(310) 903-9097  
brian@ida.com



**PARTNERS**

INSTITUTIONAL DEVELOPMENT ADVISORS, LLC  
REAL ESTATE DEVELOPMENT | INVESTMENT | CONSULTING

136 units

LOT AREA 56000 SF ± = 1.29 AC  
 DENSITY 136 UNITS / 116 DU/AC  
 UNIT MIX S -- 24 UNITS @ 500 SF - 18%  
 1BR - 83 UNITS @ 700 SF - 61%  
 2BR - 29 UNITS @ 1000 SF - 21%  
136 UNITS TOTAL

R4 DENSITY @ 108 DU/AC = 140 UNITS

KITTY HAWK

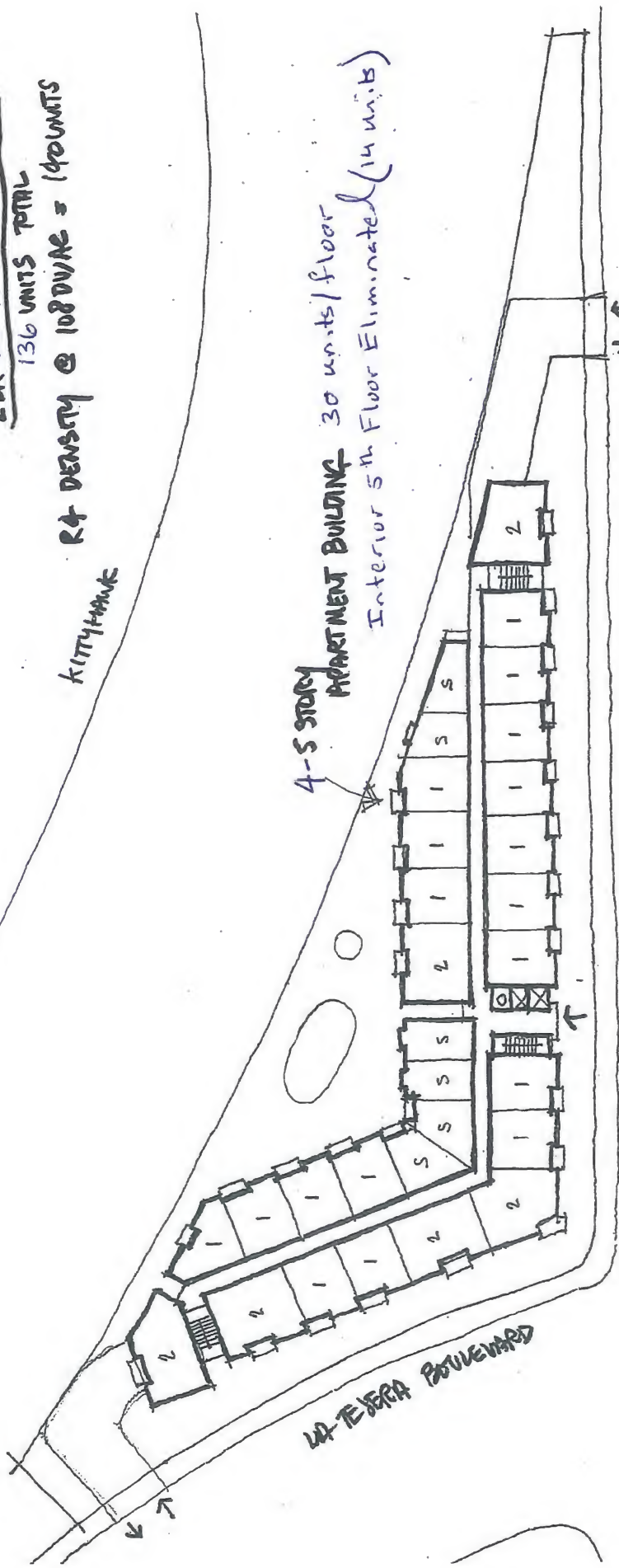
LA EJERA BOULEVARD

SEPULVEDA EXPRESSWAY

4-5 STORY

APARTMENT BUILDING

30 units/floor  
 Interior 5th Floor Eliminated (14 units)



N  
 0 20 40 60 80 100  
 JAN 16/13  
 1"=40'-0"

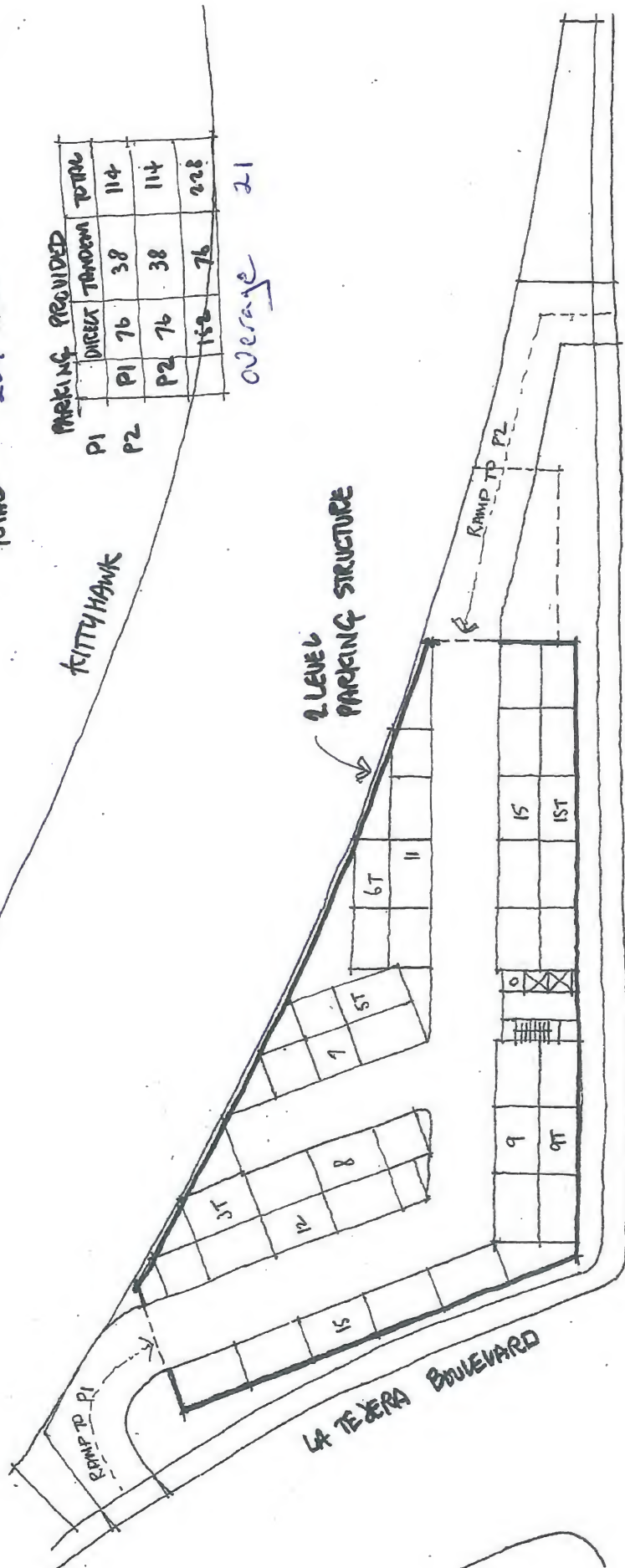
Institutional Development  
 Advisors ("IDA")

136 units

**PARKING REQUIRED**  
 24 STUROS (1:1) 24 STUOS  
 83 LBR (1.5:1) 125 STUOS  
 29 ZBR (2.0:1) 58 STUOS  
**TOTAL 207 STUOS**

PARKING PROVIDED			
	DIRECT	TANDUM	TOTAL
P1	76	38	114
P2	76	38	114
	152	76	228

average 21



0 20 40 60 80  
 N  
 1" = 40'-0"  
 JAN 16/13

22





CVS pharmacy  
T.J. maxx

TRADER JOE'S

Panera BREAD

KOHL'S

PETCO  
Where the pets go.

STARBUCKS COFFEE

Ralphs

CVS pharmacy

BOSTON MARKET  
Home Style Meats

Robeks  
Fruit Smoothies & Healthy Eats

RadioShack.

IHOP  
Baja FRESH  
MEXICAN GRILL  
STAPLES

WELLS FARGO  
citibank  
Sprint  
Quiznos SUB  
HMM...TOASTY!  
BED BATH & BEYOND  
Office DEPOT  
Bank of America.

the Parking Spot

IN-N-OUT BURGER

La Tijera Boulevard

Sepulveda Boulevard

Westchester Parkway